

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.022.1.6.1 (303.1) to permit a front yard setback of 174' instead of the required average of 21-1/2'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Variance is needed to enclose porch for living space.
2. To minimize problems of security, privacy and noise.
3. To minimize safety hazard of the elevated porch with small children.
4. To eliminate possibility of structural damage to porch due to exposure to the elements.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) James W. Underkofler
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name) 2630 Wentworth Road, 882-6173
Address Phone No.
Baltimore, Maryland
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
James W. & Barbara L. Underkofler
Name
2630 Wentworth Road, 882-6173
Address Phone No.

ORDERED By the Zoning Commissioner of Baltimore County, this 30th day of October, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 18th day of December, 1984, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

85-169-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 30th day of October, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner James W. Underkofler, et ux Received by Nicholas B. Commodari
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY

ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon,
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 85-165-A,
85-166-A and 85-169-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JQH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
December 5, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. and Mrs. James W. Underkofler
2630 Wentworth Road
Baltimore, Maryland 21234

RE: Item No. 114, Case No. 85-169-A
James W. Underkofler, et ux - Petitioners
Variance Petition

Dear Mr. and Mrs. Underkofler:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #114 (1984-1985)
Property Owner: James W. Underkofler, et ux
N/S Wentworth Rd. 257' W. from centerline
Old Harford Rd.
Acreage: 70 x 125
District: 9th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

Since no public facilities are involved, this office has no comment.

Very truly yours,

James K. Markle, P.E., Chief
Bureau of Public Services

JAM:EAM:PMO:ss

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-0311
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 10/30/84
Item # 114
Property Owner: James W. Underkofler, et ux
Location: 715 Wentworth Rd.
W/O Old Harford Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by B11 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- () The property is located in a traffic area controlled by a "D" level intersection as defined by B11 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

Eugene A. Rober
Eugene A. Rober
Chief, Current Planning and Development

cc: James Russell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 109, 110, 112, 113, 114 and 116 ZAC - Meeting of October 30, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acreage:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 109, 110, 112, 113, 114, and 116.

Michael S. Flanagan
Traffic Engineering Assoc. II

MEF/cwm

APR 10 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 18th day of December, 1984, that the herein Petition for Variance(s) to permit a front yard setback of 17 feet, more or less, in lieu of the required average of 21 1/2 feet, for the expressed purpose of constructing an enclosed porch, in accordance with the site plan filed herein, marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

Jan M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

H. H. RENCKE
CHIEF
November 7, 1984
Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James W. Underkofler, et ux
Location: N/S Wentworth Rd. 257' W. from c/l Old Harford Road
Item No.: 114 Zoning Agenda: Meeting of 10/30/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. McGonigle* Noted and Approved: Fire Prevention Bureau
Special Inspection Division

/mb

November 15, 1984

Mr. and Mrs. James W. Underkofler
2630 Wentworth Road
Baltimore, Maryland 21234

NOTICE OF HEARING

RE: Petition for Variance
N/S Wentworth Rd., 257' W of c/l
of Old Harford Rd. (2630 Wentworth Rd.)
James W. Underkofler, et ux - Petitioner
Case No. 85-169-A

TIME: 9:30 a.m.

DATE: Tuesday, December 18, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER
December 18, 1984

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. and Mrs. James W. Underkofler
2630 Wentworth Road
Baltimore, Maryland 21234

RE: Petition for Variance
N/S of Wentworth Rd., 257' W of the center
line of Old Harford Rd. (2630 Wentworth
Rd.) - 9th Election District
James W. Underkofler, et ux - Petitioners
No. 85-169-A (Item No. 114)

Dear Mr. and Mrs. Underkofler:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jan M.H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 134318

DATE: 12-18-84 ACCOUNT: 12-01-615-020
AMOUNT: 35.00

RECEIVED FROM: *James W. Underkofler*
FOR: *114 U.L.R.P.*
6 122*****350016 \$19.50

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

November 5, 1984

TED ZALESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 114, Zoning Advisory Committee Meeting are as follows:

Property Owner: James W. Underkofler, et ux
Location: N/S Wentworth Road 257' W. from c/l Old Harford Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front yard setback of 17' in lieu of the required 21 1/2' average.

Acres: 70 x 125
District: 9th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82. Structures shall conform to the building code and other applicable codes.
- (B) A building/s other miscellaneous permit shall be required before beginning construction.
- (C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (E) An exterior wall erected within 6'0" for commercial use or 3'0" for One & Two Family use group, of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, Line 2, Section 1407 and Table 1402, also Section 503.2.
- (F) Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- (G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer, certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 205 and the required construction classification of Table 401.
- (I) Comments - Remove interior lot lines as this is now one parcel.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 29, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on November 29, 1984.

THE JEFFERSONIAN,

JB Kentz
Publisher

85-169-A

Cost of Advertising 20.00

RE: PETITION FOR VARIANCE
N/S of Wentworth Rd.,
257' W of the Centerline
of Old Harford Rd.,
(2630 Wentworth Rd.),
9th District
JAMES W. UNDERKOFER,
et ux, Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 13th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. James W. Underkofler, 2630 Wentworth Rd., Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-169-A
1/18/84

District: 9th Date of Posting: 11/23/84
Posted for: *James W. Underkofler et ux*
Petitioner: *James W. Underkofler et ux*
Location of property: *N/S Wentworth Rd., 257' W. of Old Harford Rd., 2630 Wentworth Rd., 21234*
Location of Signs: *Room 106, County Office Building, 111 West Chesapeake Ave., Towson, Md., Baltimore*
Remarks: *See above*
Posted by: *MDHJ* Date of return: 11/29/84
Number of Signs: 1

Petition for Variance

9th Election District

LOCATION: North side of

Wentworth Road, 257 feet West of

centerline of Old Harford Road (2630

Wentworth Road).

DATE & TIME: Tuesday, December

18, 1984, 9:30 a.m.

PUBLIC HEARING: Room 106,

County Office Building, 111 W. Chesapeake

Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore

County, by authority of the Zoning

Act and Regulations of Baltimore

County, will hold a public hearing:

Petition for Variance to permit a

front yard setback of 17 feet in lieu

of the required average of 21 1/2

feet.

Being the property of James W. Underkofler, et ux, as shown on plat plan filed with the Zoning Department.

It is the order of the Zoning Department that the thirty (30) day appeal period, the Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set there or made at the hearing.

By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

85-169-A
The Times

Middle River, Md., Nov 29, 1984

Petite Underkofler
Ray L 6738

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 2 successive weeks before the 29th day of Dec, 1984
Arnold Jablon Publisher.

APR 10 1985



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

December 5, 1984

Mr. and Mrs. James W. Underkofler
2630 Wentworth Road
Baltimore, Maryland 21234

RE: N/S Wentworth Road, 257' W of the c/l
of Old Harford Rd. (2630 Wentworth Rd.)
James W. Underkofler, et ux - Petitioners
Case No. 85-169-A
Petition for Variance

Mr. and Mrs. Underkofler:

This is to advise you that \$44.85 is due for advertising and posting
of the above property.

This fee must be paid and our zoning sign and post returned on the day
of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and
remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building,
Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. C03136

DATE Dec. 18, 1984 ACCOUNT K-11-615-000

AMOUNT \$44.85

RECEIVED FROM James W. Underkofler

FOR Adv. & Posting Case #85-169-A

0 017*****448518 2182F

VALIDATION OF SIGNATURE OF CASHIER

ZONING DESCRIPTION

Beginning on the north side of Wentworth Road, 70 feet wide, at
the distance of 257 feet west of the centerline of Old Harford Road.
Being lots 19, 21, and 22, Block 004, Section A of "Harford Park".
Book No. 05, Folio 062. Also known as 2630 Wentworth Road in the 9th
election district.

PETITION FOR VARIANCE

9th Election District

LOCATION: North side of Wentworth Road, 257 feet West of the
centerline of Old Harford Road (2630 Wentworth Road)

DATE AND TIME: Tuesday, December 18, 1984 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a front yard setback of 17 feet +
instead of the required average of 21½ feet +.

Being the property of James W. Underkofler, et ux as shown on
the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within
the thirty (30) day appeal period. The Zoning Commissioner will, however, enter-
tain any request for a stay of the issuance of said permit during this period for
good cause shown. Such request must be received in writing by the date of the
hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

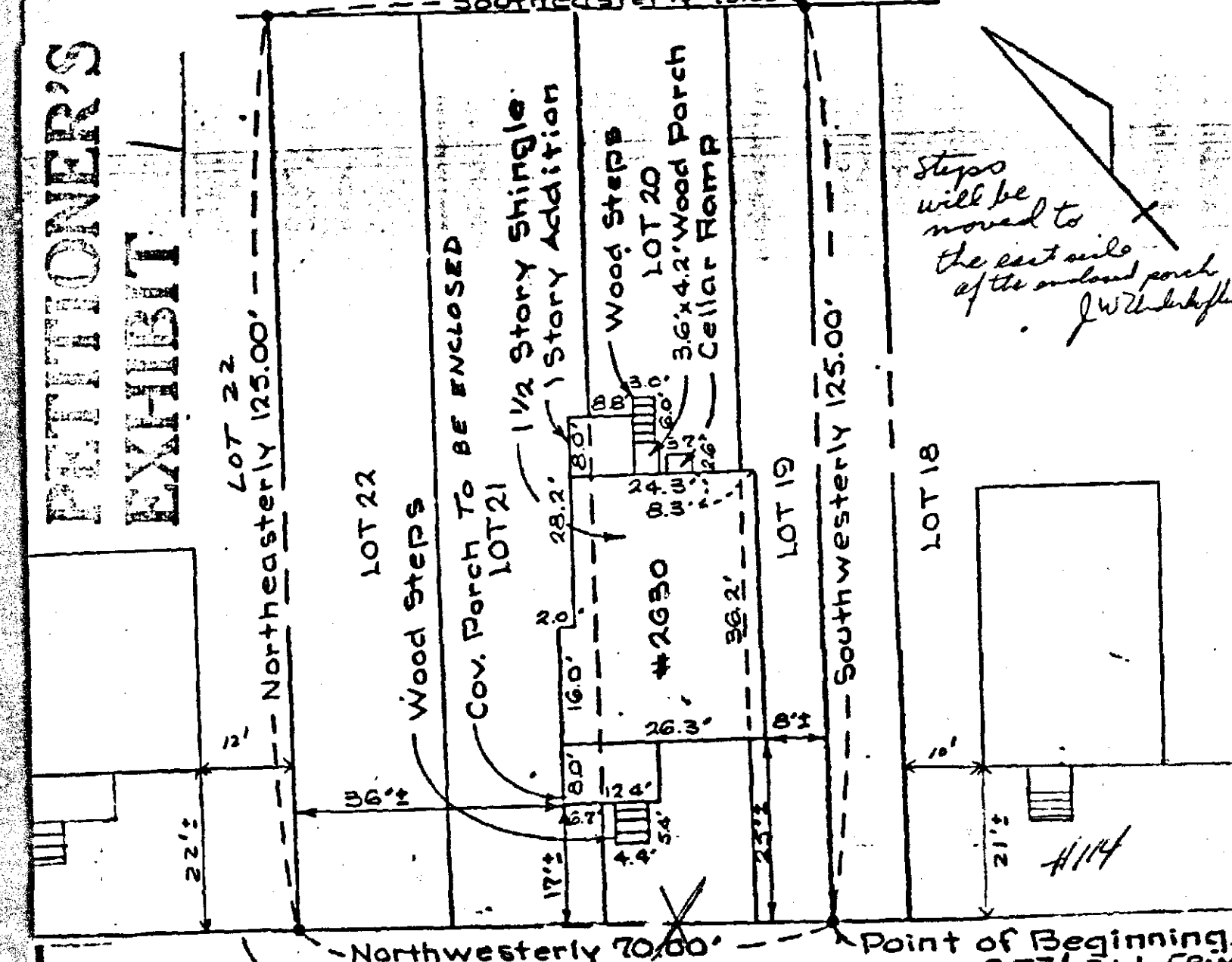
FILE NO. 78-126

THIS IS TO CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS, ALL ELECTRIC
LINES, GUY WIRES, TELEPHONE LINES, DRAINAGE DITCHES, SLOPES AND DRAINAGE
SWALES AS SHOWN. THERE ARE NO SLOPES THAT SUPPORT ADJACENT GROUND.

Russell R. Lugo

LAND SURVEYOR, LIC. NO. 8685
Southeasterly 70.00'

PETITIONER'S
EXHIBIT



WENTWORTH RD. HARFORD RD.	
HOUSE LOCATION PLAT FOR # 2630 WENTWORTH RD. LOTS 19-22 BLOCK 4 SECTION A "HARFORD PK."	
ELECTION DISTRICT	BALTIMORE CITY, MD.
SCALE: 1"=20' DATE: AUGUST 1978	TRUE NORTH SURVEYING SERVICES BALTIMORE, MARYLAND 21229